

**CITY COUNCIL MINUTES**  
**November 24, 2008**  
**REGULAR SESSION**

The Regular Session of the Auburn City Council was held in the Council Chambers, City Hall, 1225 Lincoln Way, Auburn, California on Monday, November 24, 2008 at 6:00 p.m. with Mayor Keith Nesbitt presiding and City Clerk Joseph G.R. Labrie recording the minutes.

**CALL TO ORDER**

**ROLL CALL:**

**Council Members Present:** Bob Snyder, Kevin Hanley, J. M. Holmes, Bridget Powers, Keith Nesbitt

**Council Members Absent:** None

**Staff Members Present:** City Manager Robert Richardson, City Attorney Michael Colantuono, Community Development Director Will Wong, Fire Chief Mark D'Ambrogio, Public Works Director Jack Warren, Administrative Services Director Andy Heath, Police Chief Valerie Harris

By **MOTION** to adjourn to closed session pursuant to Government Code Section 54956.8: **MOTION: Holmes/Powers/Approved by Voice**

**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

G.C. 54956.8

Property: East Area Hangar Project Ground Lease  
Auburn Municipal Airport

Agency  
Negotiator: Bob Richardson, City Manager

Negotiating Parties: City of Auburn, All Potential Ground Lessors

Under Negotiation: Price and Terms of Payment

**REPORT OUT OF CLOSED SESSION**

No reportable action.

**PLEDGE OF ALLEGIANCE**

## **MAYOR'S COMMENDATIONS/PROCLAMATIONS/ACKNOWLEDGEMENTS/ANNOUNCEMENTS**

Mayor Nesbitt wished everyone a good Thanksgiving Holiday.

## **AGENDA APPROVAL**

The agenda was approved as presented by consensus of the Council.

### **1. Minutes**

By **MOTION** approve City Council Minutes of October 27, 2008.

**MOTION: Snyder/Holmes/Approved by Voice**

### **2. Public Comment**

Ron Ravo, 12574 Highland Drive, Auburn, stated that he was speaking as the Vice President of the Auburn Performing Arts Center (APAC). He outlined a detail sheet regarding the City's 50% matching funds for the theater's marquee. He said, although the City paid the initial amount, there have been subsequent costs for which APAC is requesting reimbursement. He explained that the additional costs are for curb work provided by Caltrans and the welding inspection required by the City of Auburn. He said the total reimbursable amount would be \$5,207.81. He said the total reimbursable amount, including the amount previously paid, is well below the \$125,000 authorized by the City Council.

Council Member Holmes referred to his previous request for a report from the Arts Commission. He said, although he knows the City Manager has been in consultation with the Arts Commission Chair, he would still like to have a formal report, both verbal and written. He asked that the report be scheduled as soon as possible.

## **PUBLIC HEARING**

### **3. General Plan Amendment – 2008 Housing Element Update**

Community Development Director stated that it would be the first public hearing on the draft Housing Element. He advised that there would be a second hearing on December 8, 2008. He advised that Carol Stuart of Stuart and Graham, the City's housing consultant, was in attendance. He said the Planning Commission recommended to the Council the adoption of the draft Housing Element.

Consultant Carol Stuart provided an overview of the Housing Element. She explained that it is a state-mandated planning document that covers a five-year period, 2008-2013. She said the Sacramento Area Council of Governments (SACOG) allocates a regional housing needs allocation to all jurisdictions. She said the City of Auburn's allocation is 307 units, divided by various income limits. She said the City must address a variety of issues, including a land inventory to show that the City has adequate sites to accommodate the 307 units. She said the City must also evaluate its progress during the last Housing Element period to include "certain sub-populations" to include seniors, disabled, homeless and female head-of-households. She explained that other issues addressed in the Housing Element are demographics, employment trends, constraints to development of housing, and energy conservation. She explained the public-participation process and the development of City goals, policies and programs.

Council Member Hanley questioned the percentage use of Redevelopment Funds for the various housing income limits. Ms. Stuart advised that Redevelopment Funds cannot be used for above-moderate income levels. He confirmed that the City would have the option to wave fees for residents who install solar panels. In answer to Council Member's Hanley question, Ms. Stuart advised that housing costs have not been updated to the current housing and economic market.

Council Member Holmes stated his disappointment that more progress has not been made since the previous Housing Element Update, five years ago. He asked how many programs, submitted to the State in 2003, have been satisfied. He asked what the City has done to improve the housing situation in Auburn. Ms. Stuart stated that a minimum was accomplished and some of the programs were eliminated. She said in the future, the programs in the Housing Element will have to be implemented or the City will have to provide good reason why it did not do so. She said the City will have to be very pro-active to encourage developers to come to Auburn.

Mr. Wong stated that throughout the State the SACOG numbers were too high to meet in most jurisdictions. He said there is no penalty from the State; the numbers are a planning tool. Council Member Holmes further discussed with Ms. Stuart the five-year updates being extended and redevelopment funding. Council discussion followed as to how the City can become more pro-active in housing development.

Council Member Powers asked when the adoption of a zoning ordinance amendment, as stated in the Housing Element, will occur. She referenced that the amendment will allow for residential care facilities in residential districts. Mr. Wong advised that staff is currently working on a

zoning ordinance update and this may be included in that update. He said he anticipates three to four months for the first hearing at the Planning Commission. He also stated that this issue could be put into place prior to that time, although he would prefer to include it in the zoning update.

Mayor Nesbitt said he is hopeful that the City is not getting complacent by thinking the Baltimore Ravine plan will satisfy the demands of the Housing Element.

By **MOTION** continue the review and adoption of the Negative Declaration and General Plan Amendment for the 2008 Housing Element Update to December 8, 2008 at 5:00 p.m.\. **MOTION: Holmes/Powers/Approved 5:0**

## **REPORTS**

### **4. Department of Public Works – Transit Information**

Public Works Director Jack Warren introduced the item. He said written transit information was provided in response to a previous request of the Council. He said the ridership has increased on the train system and the Placer Commuter Express bus with the City's percentage of Auburn passengers down slightly for the latter. He said there is no cost to the City this year for its participation. He said ridership on City buses is up minimally. He said the City's transit system tends to be fairly stable. Council questions and comments followed.

Council Member Hanley asked if there had been any discussion regarding expanded parking at the train station. Mr. Warren said that it has been discussed, but that no serious proposal has been developed. Council Member Hanley said the CC Riders had sent him an e-mail which he will forward to City staff. He said he would like to get back to the CC Riders at some point. City Manager Richardson advised that there are a couple of options to create additional parking. He advised there has not been any public interest expressed from the public since gasoline prices have dropped. Council Member Hanley requested that a letter be sent to the CC Riders advising of the current situation and "renew requests from them as far as they take the train every day." Mr. Warren advised that he would send the letter.

Council Member Snyder suggested that possibly the County's parking lot across the street could be utilized. He said the City might be able to pursue additional parking in that lot. He said if a new parking area was built, it would be as far away from the train station as the parking lot across the street. He said car pools to the train station should be

encouraged. Mayor Nesbitt said the parking issue could be a part the Placer County Transportation Agency's (PCTPA) demand management.

Council Member Holmes stated that he had attended the meeting on Unmet Transit Needs. He said he was disappointed in the attendance. He said the survey taken in October was much more focused on Auburn ridership than previous surveys. He said it was his hope that the surveys are continued to identify people that are actually from Auburn. He said some Auburn residents are boarding the Commuter Express in Penryn because of a better parking arrangement and accessibility.

5. **City Council Committee Reports**

Council Member Holmes said that he attended the League of California Cities legislative briefing in Emeryville. He said he obtained a summary of all the legislation that has been passed and that he has given the report to the City Manager to peruse.

Council Member Holmes advised that Youth Advisory Commission will join with the Placer County Water Agency to present a water efficiency program to the youth in the community.

Mayor Nesbitt stated that the determination on the Airport Land Use Commission regarding the location of the Boys & Girls Club has been designated "consistent" by the PCTPA Council. He said it will be on the Airport Land Use Commission's agenda for the meeting of December 4<sup>th</sup> as a discussion item. He said if it goes before the Board of Supervisors, the Council should respond.

**COUNCIL BUSINESS**

6. **Planning Commission Appointment**

Council Member Powers announced that Fred Vitas and his wife, Patty, were in the audience. She said that Mr. Vitas is a third generation Auburn resident and very active in the community. She said he is looking forwarding to working on the Planning Commission for the next two years.

Council Member Hanley said the appointment of Planning Commissioners captures two important points. He said it applies the will of the voters by having one Council Member appoint a Planning Commissioner. He said because the Council has a choice to ratify the appointment or not, there are checks and balances in place. He said, additionally, the Council Member cannot direct the Planning Commissioner how to vote on an individual project. He said each Planning Commissioner is allowed

independence on each project. He said the current nominee is highly qualified and will do a great job on the Commission.

Mayor Nesbitt concurred with Council Member Hanley. He said when he selected a Commissioner he advised him to vote his own conscience.

Council Member-Elect Bill Kirby offered his congratulations on the appointment. He said he felt it was an excellent choice for the community.

Planning Commissioner Fred Vitas thanked the Council for the appointment.

By **RESOLUTION 08-145** ratify the Planning Commission appointment of Fred A. Vitas by Council Member Powers. **MOTION: Powers/Hanley/**  
**Approved 5:0**

## **ADJOURNMENT**

Mayor Nesbitt, without objection, adjourned the meeting a 7:59 p.m.

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Keith Nesbitt, Mayor

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Joseph G. R. Labrie, City Clerk